

**Town of Clarence
Planning and Zoning**

Memo

To: Town Board Members

From: James Callahan, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: March 16, 2017

Re: March 22, 2017 Town Board Meeting Agenda

Following is a review of the items listed on the March 22, 2017 Work Session:

PUBLIC HEARING:

1. SOLAR PHOTOVOLTAIC SYSTEMS;

A draft local law has been prepared by the Planning Department and Planning Board to address the installation of ground mounted solar systems. In general the draft identifies conditions under which a non-commercial system may be located within the various Town Zoning classifications. Non-commercial systems are strictly for supplying power to the property on which the system is located. Commercial systems are limited to locations in the Industrial Business Park Zone, with conditions established.

The Planning Board has issued a Negative Declaration under the State Environmental Quality Review Act and the Town Board is free to take action on the draft local law after the required public hearing.

WORK SESSION ITEMS:

1. DOMENIC PIESTRAK, PROPOSED LAND EXCHANGE CONCEPT.

Domenic Piestrak is proposing an exchange of lands north of Roll Road and east of Harris Hill Road with Town owned lands surrounding the Highway Department. Before dismissing this concept, the Town Board may wish to refer the concept to the Planning Department to provide a thorough analysis of the attributes and detriments of such a concept. Such an analysis could analyze land use, traffic, utilities, social and political considerations and practical applications as well as including general community needs and costs. Such an analysis can provide a basis for making an informed decision on this matter.